



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: June 2, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Jill R. Myers Clerk  
Kathleen M. Keohane  
Donald F. Naber

**Also Present:** Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Approved Minutes of May 5, 2005.**

The Planning Board approved the Minutes of May 5, 2005 as submitted.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments** –There were no Board member comments.

**7:05 P.M. Farmview Estates, Definitive Subdivision  
Public Hearing, Continued from March 3, 2005  
Location: South Street to Green Street, south of Route 20  
Decision Deadline: Tuesday, July 15, 2005**

Attending the hearing were Brendon Giblin and Charlie McGregor – from Brendon Properties, Attorney Marshall Gould – representing Brendon Properties, and Andrew Liston – the engineer for Brendon Properties from Thompson and Liston Assoc., Inc.

Mr. Liston reviewed the issues left on the subdivision from the memo dated April 11, 2005. He also addressed the letter from Mr. Denoncourt regarding the traffic report (April 15, 2005).

Ms. Keohane asked about the May 2<sup>nd</sup> letter regarding the 100 year storm event. Mr. Liston explained this.

Mr. Gordon reviewed the letter dated June 1, 2005, which stated the waiver agreements they have made.

There was no public comment.

Mr. Gordon officially closed the hearing. The Board voted to approve Farmview Estates Definitive Subdivision subject to the Board's conditions and letters dated February 25, 2005 and June 1, 2005, and waivers as listed.

**7:10 P.M.      Redland Road Extension, Rescission Modification  
Public Hearing  
Location: Northwest of Old Cart Road and East of Worthington Ave.  
Decision Deadline: July 20, 2005**

Attending the hearing was Dr. William Dennis and Attorney Kevin Byrne, who is representing Dr. Dennis. Attorney Byrne gave a brief history of the subdivision; he referred to Exhibits A,B,C, and D. Attorney Byrne said the Zoning Board of Appeals Variance still stands, and commented if there is no action on the Decision, the Variance goes away. Attorney Byrne reviewed the conditions of the Decision.

Ms. Keohane asked about access to Town water and sewer. Mr. Naber asked about the 10-feet of land gained to construct the house.

Mr. Gordon asked if they would agreed that in the Covenant it will state that it will not be further subdivided, and will remain only one lot. Attorney Byrne and Dr. Dennis agreed.

Manu Das, 23 Redland Street, asked what the building of the house would do to the cul-de-sac. Attorney Byrne said there would be no change to the cul-de-sac.

Peigen Huang, 22 Redland Street, expressed concern for how the lot will be developed. Attorney Byrne stated again that it doesn't affect the cul-de-sac at all.

Steven Boulay, 6 Redland Street, asked the following two questions:

- 1) Where are utilities coming from? Dr. Dennis said utilities were already brought in previously, and there will be no further construction for that.
- 2) Expressed concern about what protection the neighbors had.

Razi Mohammed, 8 Old Cart Road, expressed concern about the trees being cut in his backyard. Mr. Gordon said this kind of conservation restriction is not appropriate for this request.

Mr. Gordon officially closed the hearing and voted to vacate conditions as related to the rescission of the subdivision plan.

**7:15 P.M.      Hawthorne Green, Preliminary Subdivision  
Informal Public Hearing, Continued from April 7, 2005  
Location: Colonial Drive, East of Bridle Path  
Decision Deadline: June 15, 2005**

Mr. Rodolakis abstained from the hearing due to possible conflict of interest. Attorney Byrne asked for a continuance and signed the extension letter to August 15, 2005. The Board voted to accept the extension and allow the continuance.

Mr. Gordon continued the hearing to July 7, 2005, at 7:05 P.M.

**7:20 P.M. Kings Brook Crossing, Preliminary Subdivision  
Informal Public Hearing  
Location: Old Mill Road, northwest of Harrington Avenue  
Decision Deadline: June 15, 2005**

Attending the hearing were Michael Venincasa – the developer; Attorney Joe Allen representing Mr. Venincasa; and an engineer from Protec Engineering.

The engineer from Protec made the following comments as related the Mr. Denoncourt's comment letter:

- 1) to withdraw the request for a waiver for a 40-foot right-of-way;
- 2) made changes to the driveways;
- 3) they are going to keep the same number of proposed lots;
- 4) commented that a traffic study and envelope impacts will be addressed at the definitive stage.

Mr. Naber said he thinks the biggest concern is the traffic study. Mr. Gordon commented that this could be put in the Decision.

Mr. Rodolakis said he wants to see driveway details and wants to see it in the definitive. Mr. Gordon said the Board can condition for driveway details.

Ms. Myers asked about the reserve strip. The engineer from Protec said it is in there.

Mr. Gordon commented as follows:

- 1) Commented that the Parks and Recreation Director, Angela Snell, would like to see some consideration made to put something up to stop ATV's from going through park;  
Mr. Venincasa said they could use something like columns;
- 2) Commented that the Board wouldn't mind trading the inside sidewalk for the outside sidewalk if it was possible to do;
- 3) Commented that they might talk to Engineering and the Parks and Recreation Department about park improvements;
- 4) Commented that they might try to be a part of the Lakeway District somehow.

Elaine Strzelewicz, 37 Everett Avenue, expressed the following concerns:

- 1) She expressed concern of more duplexes being built. Mr. Gordon commented that they are only taking care of this subdivision tonight.
- 2) She asked about wetland restrictions; these were discussed briefly, but basically she was told that this came under the jurisdiction of the Conservation Commission.

Brian Ladowsky, 66 Old Mill Road, said he would like to see the units cut in half, as he has a big concern for the added traffic maneuvering in that area.

Joy Buck, 11 Greylock Avenue, expressed concern for the size of the path. Mr. Gordon said this can be looked at the Definitive Plan.

Oscar Shadbegian, 120 Old Mill Road, also expressed traffic concerns.

A concern was expressed about one of the abutter's being able to get access to their property. Mr. Gordon said this will also be addressed at the Definitive.

Lee Bettencourt, 1 Greylock Avenue, commented that the park is actually a tot lot, and expressed concern that if the path is brought in, it will bring in continued problems with teens.

Larry Baron, 35 Greylock Avenue, expressed the following concerns:

- 1) concern for the location of the road;
- 2) concern some cars can't turn in driveway easily; Mr. Gordon said a traffic study at the definitive stage will help to address this.

Lynette Lauricella, 91 O'Donnell Avenue, expressed concern of losing her right-of-way to her house; she said that it's been talked about having a driveway off the proposed road, but she said she's seen nothing. Mr. Gordon said they can condition this.

Attorney Allen signed the extension letter for the Board's decision, to July 15, 2005. Mr. Gordon officially closed the hearing.

**7:25 P.M.      Preliminary Plan off Nelson Point Road  
Informal Public Hearing  
Location: Nelson Point Road, west of Lake Street  
Decision Deadline: June 10, 2005**

Attending the hearing were the developers Attorney David Brown and Chris Cutler, and Dan Feeney – the engineer from Beals and Thomas.

Mr. Gordon read into the record the comment letters from the Fire Chief, Board of Health, and Highway Superintendent, and noted the e-mail from some abutters regarding the proposed subdivision.

Mr. Feeney gave a brief overview of the preliminary plan.

Ms. Keohane had the following concerns:

- 1) expressed concern about them running the swale into the light company easement; Attorney Brown said the ability to do that has to be checked into.
- 2) expressed concern for the shape of Lot #10 to reach the required frontage;
- 3) consider phasing plan, since it's such a sensitive area.

Attorney Brown said he appreciates the input and he would certainly want to work with the Board on this.

Mr. Naber expressed the following concerns:

- 1) have steps for wetland protection;
- 2) concern for size and lot configuration of some of the lots;
- 3) said he doesn't want to see houses in backyards of others.

Mr. Denoncourt also expressed concern for the lot configurations.

Mr. Gordon listed the following issues:

- 1) that Nelson Point Road is a private road;
- 2) commented that the Board generally doesn't approve subdivisions on private roads;
- 3) commented on private pump station; Attorney Brown said they are proposing a pump station because of the pond;
- 4) would also like to see lot lines reconfigured.

Mr. Rodolakis said he would like to see at least a portion of Nelson Point Road brought up to subdivision standards.

Dotty Flynn, 9 Nelson Point Road, asked Attorney Brown if she could be put on the abutters' list for future correspondence, as a correction was just made with the Assessor office, as she being the owner of the property and not being the Town of Shrewsbury.

Richard Bousquet, 20 Nelson Point Road, expressed concern for the impact to the wetland area and the sensitivity of the property. Mr. Gordon said when they file the definitive, they will go to the Conservation Commission.

Ms. Keohane asked whether water had been brought down and Mr. Bousquet said no, and that most of the homeowners are using wells.

Larry Flynn, Nelson Point Road, expressed the following concerns:

- 1) expressed concern for the wildlife out there;
- 2) asked about blasting; and Attorney Brown said yes there would be some;
- 3) commented that part of the road was sold to the Town for conservation.

Dawn Mattson, 18 Nelson Point Road, asked about the blasting procedures. Attorney Brown explained. Mr. Gordon suggested maybe Attorney Brown should test the wells before and after.

Kevin Thibodeau, 27 Nelson Point Road, expressed concern about blasting, and who would be responsible for the wells.

Tracy Flynn, 7 Nelson Point Road, expressed the following concerns:

- 1) she expressed general concerns for safety issues;
- 2) she said she operates a daycare and expressed concern of her business especially with the blasting.

Kevin Thibodeau, 27 Nelson Point Road, asked if there would be a traffic study at the entrance of Nelson Point Road.

Christopher Kirk, 40 Westwood Road, asked if they considered a cluster and a no-build buffer. Attorney Brown said they considered a cluster and they are thinking of doing walking trails.

Mr. Gordon asked Attorney Brown if he wanted to request an extension to August 15, 2005; and Attorney Brown agreed and signed the extension letter to August 15, 2005.

Mr. Gordon talked about the inclusionary by-law for some affordable housing and asked Attorney Brown to consider looking at it and talk to the housing authority and DHCD.

Mr. Gordon continued the hearing to July 7, 2005, at 7:15 p.m.

**7:40 P.M.      Residences at Flint Pond, Senior Housing  
Special Permit and Site Plan Approval  
Public Hearing  
Location: Hartford Pike (Route 20), southeast of Lake Street  
Decision Deadline: 65 days from the close of the hearing**

Attending the hearing were Attorney Kevin Byrne representing the developers; Roy Smith – the developer from BSC Group; Rob Barsamian – the developer; Bart Upinski – landscape engineer; Samuel Offei-Addo – Transportation Engineer; and Domenick Maiellaro, RA (Archaeology) – from Prellwitz/Chilinski Associates, Inc. (PCA).

Mr. Barsamian gave an overview of the project.

Mr. Smith stated, in his presentation, that he felt one of the benefits of this project is the amount of open space. He said there is now about 15 acres of impervious area and they are going to rip up all of this and develop area.

Mr. Smith said they are proposing to build a pump station on site and turn it over to the Town.

Mr. Smith reviewed the intersection at Lake Street with residential improvements and then with commercial work done.

Mr. Smith submitted the water quality analysis and the archaeological study.

Mr. Smith said there are basically three sites; and they have made site changes and have filed a notice of project change with MEPA.

Mr. Gordon noted that the by-law allows for 125 units. Attorney Bryne said they are going to seek two variances from the Zoning Board of Appeals and this is one of them.

Ms. Keohane asked about having one handicap out of 12 provided spaces. Mr. Smith said they can certainly add another space.

Mr. Rodolakis commented that he felt some consideration should be given to the engineering recommendation to bring the project to subdivision standards.

Mr. Gordon listed the following concerns:

- 1) concern about the water table out there;
- 2) asked about accessible units;
- 3) consider starting commercial before residential is done; Mr. Barsamian said he'd like to have flexibility and not be tied to that;
- 4) look at deed restriction regarding affordable units;
- 5) commented if sidewalk is on one side, have more ramps.

Linc Pearson, President of The Lake Quinsigamond Watershed Association, asked the number of units and expressed concern of the access point to the lake.

Christopher Kirk, 40 Westwood Road, asked how this project fit into the new zoning. Mr. Gordon explained they filed before zone change proposal.

Mr. Gordon continued the hearing to July 7, 2005, at 7:10 P.M.

**7:55 P.M. Planning Board Filing Fees  
Public Hearing**

The Board commented that they had reviewed and agreed with the fees as proposed, and unanimously voted to accept and approve these new Planning Board filing fees for Shrewsbury.

**4. New Business**

**a. Bond Release for Settlers Road (Accepted Street)**

The Board approved and signed the bond release for Settlers Road.

**b. Bond Reduction for Stonybrook Farm II**

The Board approved and signed the bond reduction for Stonybrook Farm II.

**c. Bond Release for Silver Gate Circle (Accepted Street)**

Mr. Rodolakis abstained from the discussion and the vote due to possible conflict of interest. The Board voted to sign the bond release for Silver Gate and hold until plans are recorded.

**d. Southwoods Subdivision, Drainage Revisions**

Mr. Liston explained the drainage revisions and commented that he felt this was a de minimus change to the subdivision, but major for the work to be done. Mr. Liston said this has been approved by the Conservation Commission.

Mr. Gordon expressed concern about maintenance of the berm area.

**5. Old Business**

**a. Reviewed and Approved Covenant for Cosmopolitan Estates**

The Board voted to approve and signed the Covenant for Cosmopolitan Estates.

**b. Signed Mylars for Cosmopolitan Estates**

The Board signed the mylars for Cosmopolitan Estates.

**5. Old Business (Cont'd):**

**c. Discussed and Signed Decision for White City Shopping Center and Citizens Bank**

The Board voted to allow Ms. Myers to sign the Modified Decision for White City Shopping Center and Citizens Bank.

**6. Correspondence**

- a.** Letters from the Town Clerk's office stating that the appeal time has elapsed for the following projects:  
Grand View Definitive Subdivision, Blackthorn Road, east of Northland Road  
Kamco Supply, 476 Hartford Turnpike  
Cosmopolitan Estates, Old Mill Road, east of Elm Street
- b.** Notice regarding the CMRPC June 9, 2005 annual meeting.

The meeting adjourned at 10:50 P.M.

Respectfully Submitted,

---

*Annette W. Rebovich*